



RESOLUTION NO. 2022-61

OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

Approving Purchase and Sale Agreement, the Associated Budget Amendment, and Authorizing the General Manager to Execute Necessary Documents to Purchase Placer County Assessor Parcel Numbers 100-230-054 and 100-230-013 (148-152 Whitcomb Avenue, Colfax, CA)

WHEREAS, Nevada Irrigation District (NID) owns and operates the Yuba-Bear Hydroelectric Project consisting of seven power plants, associated water rights and storage and conveyance facilities, with a collective generation capacity of 82.2 megawatts; and

WHEREAS, NID's Hydroelectric Project generates revenue for NID that is utilized to operate and maintain NID's infrastructure and provide affordable water and recreation services to thousands of customers and visitors annually; and

WHEREAS, NID's Hydroelectric Department has experienced significant growth since the 50-year partnership agreement with Pacific Gas & Electric Company lapsed in 2013; and

WHEREAS, in 2018 a Needs Assessment Report was completed for NID by Stantec Architecture to identify future building and property needs for the Hydroelectric Department; and

WHEREAS, the needs assessment concluded that NID's current hydroelectric office and yard is too small to safely and efficiently accommodate the ongoing operation of the Hydroelectric Project; and

WHEREAS, since the completion of 2018 Needs Assessment Report, Staff has considered multiple parcels for a new building and associated facilities; and

WHEREAS; staff identified a property located at 148-152 Whitcomb Avenue, Colfax, CA (APNs 100-230-54 and 100-230-013) (the Property) and determined that the facility meets or exceeds the requirements identified in the Needs Assessment Report; and

WHEREAS, staff negotiated a purchase price for the Property of \$3,341,250.00 which must be added to the 2022 Budget as a capital improvement project in Fund 55; and

WHEREAS, staff estimates approximately \$3,750,000.00 in additional repairs and upgrades to prepare the Property for NID use; and

WHEREAS, Water Code section 22425 authorizes NID to acquire property, including the Property, to carry out its purposes; and

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WHEREAS, the acquisition of the Property is either not a project or is an exempt project under the California Environmental Quality Act (CEQA); and

WHEREAS, the Board of Directors of NID find that the acquisition of the Property under the terms set forth in proposed purchase and sale agreement is in the best interest of Nevada Irrigation District and its landowners and customers.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Nevada Irrigation District as follows:

1. The above recitals are true and correct and are incorporated herein as findings of the Board of Directors.
2. NID's General Manager is authorized and directed to execute the purchase and sale agreement for the Property and to take such further reasonable and necessary actions necessary to complete the purchase of the Property.
3. The 2022 Annual Budget is amended to include a new capital improvement project: Hydroelectric Office Facility in the amount of \$3,341,250 in Fund 55

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PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a special meeting held on the 7th day of December 2022 by the following vote:

AYES:	Directors:	Heck, Johansen, Hull, Bierwagen
NOES:	Directors:	none
ABSENT:	Directors:	none
ABSTAINS:	Directors:	none
VACANT:	Director:	Division 4



President of the Board of Directors

Attest:



Secretary to the Board of Directors